22 Briery Way, Amersham, Buckinghamshire, HP6 6AT



22 Briery Way, Amersham, Buckinghamshire, HP6 6AT

A tastefully decorated property, ideally located just 0.65 miles from Amersham Station, offering easy access to the town's wide range of amenities and the state-of-the-art Chilterns Lifestyle Centre. Positioned opposite a small green, the property features a characterful country-style kitchen/breakfast room complete with a larder cupboard, a cosy sitting room, dedicated office area, and a practical rear lobby/boot room. Upstairs, the property offers two generous double bedrooms and a stylish, modern bath/shower room. To the rear is a beautifully maintained 45ft garden featuring two paved seating areas and a handy storage shed.
Freehold. EPC rating: D. Council Tax Band: D

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located only approx. 0.65 mile from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls), Chesham Grammar School and Amersham School. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



Viewing by appointment only
via
Robsons Estate Agents
19 Hill Avenue
Amersham
Buckinghamshire
HP6 5BD
Tel: 01494 724999
email: property@robsonsbucks.com

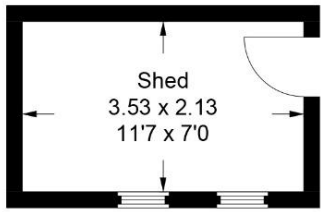


Directions: From our Amersham office proceed down Hill Avenue to the station. At the roundabout turn left onto Chiltern Avenue and continue to the next roundabout, turning right onto Woodside Road. Take the first left onto Green Lane and then first right onto Briery Way. No 22 can be found on your left-hand side, set back from the road in front of a small green.

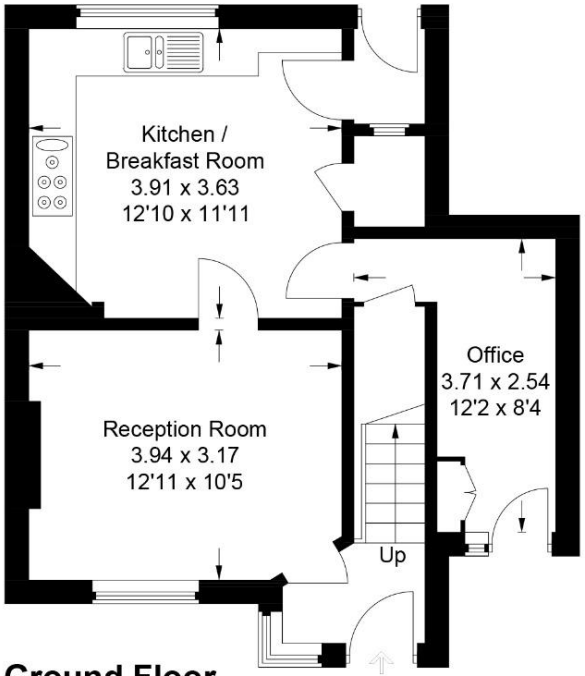
The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i)the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;(iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property.

22 Briery Way, Amersham, HP6 6AT

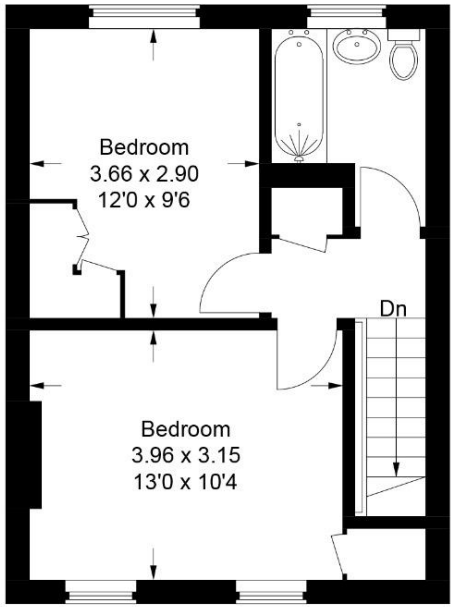
Approximate Gross Internal Area
Ground Floor = 42.7 sq m / 460 sq ft
First Floor = 34.7 sq m / 373 sq ft
Total = 77.4 sq m / 833 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robsons





